



AMENDED* A G E N D A
SCOTTSDALE DEVELOPMENT REVIEW BOARD
STUDY SESSION
KIVA – CITY HALL
3939 N. DRINKWATER BOULEVARD
September 4, 2003
12:15 P.M.

*Discussion of DRB Stipulation changes removed

THE STUDY SESSION IS FOR STAFF & BOARD MEMBERS TO DISCUSS AGENDA ITEMS. THE PUBLIC IS WELCOME TO ATTEND.

CALL TO ORDER

DISCUSSION

1. 12:15-1:00 REVIEW DRB CASES

THE FOLLOWING STUDY SESSION ITEMS MAY BE DISCUSSED AFTER THE REGULAR DRB HEARING:

1. Survey Forms
2. Ebbett Interiors (279-PA-2003), Building Elevations
3. Scottsdale Road Bridge Follow-up (121-DR-1997#2)

JAYNA SHEWAK
SUZANNE COLVER
JAYNA SHEWAK

ADMINISTRATIVE REPORT

JAYNA SHEWAK

ADJOURNMENT

DEVELOPMENT REVIEW BOARD CONSISTS OF:

Robert Littlefield, Council Member
Dave Gulino, Commission Member
E. L. Cortez, Vice Chairman
Michael D'Andrea, Development Member

Anne Gale, Development Member
Jeremy Jones, Design Member
Michael Schmitt, Design Member



Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the City Clerk's Office at 312-2412. Requests should be made as early as possible to allow time to arrange accommodation.

08/26/2003



AGENDA
SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
SEPTEMBER 4, 2003
1:00 P.M.

ROLL CALL

MINUTES APPROVAL

1. 8/21/03 DRB Minutes

CONSENT AGENDA - Any item may be requested to be removed for separate action by the Development Review Board.

CONSENT AGENDA

- | | | |
|---------------|---|---------------|
| 2. 52-DR-2003 | Nautilus Insurance Office
Site Plan & Elevations
15001 N Scottsdale Rd
Will Architects PLC, Architect/Designer | Greg Williams |
|---------------|---|---------------|

REGULAR AGENDA

- | | | |
|---------------|---|---------|
| 3. 61-DR-2003 | C.A.P. Basin Park
Site Plan & Elevations
NEC Hayden Rd & Bell Rd
City of Scottsdale, Applicant | Al Ward |
|---------------|---|---------|

COMMUNICATIONS –

ADJOURNMENT

DEVELOPMENT REVIEW BOARD CONSISTS OF:

Robert Littlefield, Council Member	Anne Gale, Development Member
Dave Gulino, Commission Member	Jeremy Jones, Design Member
E. L. Cortez, Vice Chairman	Michael Schmitt, Design Member
Michael D'Andrea, Development Member	

Scottsdale Development Review Board

September 4, 2003

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8/22/2003

TO: DEVELOPMENT REVIEW BOARD **DATE:** September 4, 2003
FROM: CURRENT PLANNING SERVICES
SUBJECT: CASE 52-DR-2003
REQUEST: Approve site plan & elevations for a new office building & parking garage
PROJECT NAME: Nautilus Insurance Office
LOCATION: 15001 N Scottsdale Rd

DEVELOPER/OWNER: Nautilus Insurance Group
ARCHITECT/DESIGNER: Will Architects Plc
ENGINEER: Jm Griffin Engineering Inc
APPLICANT/COORDINATOR: Will Architects Plc/Jeff Will
4636 E University Dr Ste 155
Phoenix, AZ 85034
480-967-1117

STAFF RECOMMENDATION: APPROVE subject to the attached stipulations.

PUBLIC COMMENTS: There have been no comments from the public regarding this case at the time of drafting this report.

REQUEST: To approve site plan, landscape plan, and elevations for an office building and parking garage. The project will consist of two phases: Phase I will consist of a three story office building, a parking structure, drainage, and landscaping. Phase II will remain vacant and is designated as a retail site.

LOCATION & ZONING: The site is zoned Industrial Park District (I-1). The site is located along the Southeast corner of Scottsdale Road and Butherus Drive, adjacent to an existing building.

CHARACTERISTICS: The site consists of approximately 3.5 acres. The west half of the site is vacant and already has been previously graded. The east half consists of an existing office building and covered parking. The site slopes to the southeast, and the paved parking acts as the retention for the existing development.

DISCUSSION: The proposal includes removing the existing parking canopies on the east half of the site, the construction of a three-story office building, and a three story parking structure. The building located on the east half of the site will remain and is not part of this proposal. Phase I will consist of the construction of the parking garage, office building, drainage and landscaping. Phase II will remain vacant and is designated as a future retail site.

The proposed office building will be a three- story structure that meets the zoning ordinance height requirements of 36 feet. The exterior surfaces of the building will be

finished with brown granite tile (Carnelian Polished), sandstone tile (John Brown Rosa). Horizontal aluminum architectural accent features will be finished with a light champagne color (arcadia champagne). All windows and doors are recessed, contain overhangs and are composed of a rose-colored tint (desert rose vari-tran on grey) interpane glass.

The sites parking requirements will be met by the new parking structure. The structure will have one level below and three above ground. The parking structure will be constructed of pre-cast concrete. The same materials used in the office building including granite columns and the horizontal anodized aluminum architectural features have been introduced along the east, west and north elevations. The existing neighboring buildings as well as the future phase II building screens the south elevation of the parking structure.

Greg Williams
Senior Project Coordination Planner
480-312-7000

ATTACHMENTS:

- #1-Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-Up
- #4-Site Plan
- #5-Aerial Site Plan
- #6-Landscaping Plan
- #7-Elevations (3 pgs)
- #8-Floor Plans (4 pgs)
- A-Stipulations/Ordinance Requirements

Please Note: The Staff Report for 52-DR-2003, with all the attachments, can be found on the Case Fact Sheet located at:

<http://www.scottsdaleaz.gov/projects/ProjectsInProgress/>

TO: DEVELOPMENT REVIEW BOARD **DATE:** September 4, 2003
FROM: CURRENT PLANNING SERVICES
SUBJECT: CASE 61-DR-2003
REQUEST: Approve site plan & elevations for a new 71-acre City park
PROJECT NAME: C.A.P. Basin Park
LOCATION: NEC Hayden Rd & Bell Rd

DEVELOPER/OWNER: City of Scottsdale - Parks Dept
ARCHITECT/DESIGNER: N/A
ENGINEER: Engineering & Environmental Consultants Inc.
APPLICANT/COORDINATOR: City of Scottsdale - Parks Dept/Annette Grove
Scottsdale, AZ 85251
480-312-2357

STAFF RECOMMENDATION: APPROVE subject to the attached stipulations.

CONCURRENCE: Council approved a Municipal Use Master Site Plan, Aug. 25, 2003.

PUBLIC COMMENTS: Three (3) public open houses were held during the master site plan case with over 100 people attending. Many of the public comments have been incorporated into the Park including the number, size and location of soccer fields, Princess Drive location, addition of walking/jogging path and basketball court location.

REQUEST: To develop a 71 +/- acre park site with 4 lighted and 6 unlighted soccer fields, playground, lighted basketball court, pedestrian bridge, jogging path, ramadas, concession stand/maintenance facility and restrooms.

LOCATION & ZONING: NE corner of Hayden and Bell Rds. Zoned (R-4 PCD) Townhouse Residential Dist., Planned Community Development. This district allows Municipal Uses such as parks and recreational facilities, subject to a Municipal Use Master Site Plan.

CHARACTERISTICS: The site is currently a dirt lot that is only utilized several weeks each year for parking for the Phoenix Open. The site also contains a regional retention basin.

HISTORY: The City purchased the site in 1995, and in 1997 with the BOR, constructed a regional storm water retention basin. In 1999, an agreement was reached to provide parking for the Phoenix Open. The City 2000 Bond election approved this park project and, joint Parks Commission and Transportation Commission meetings finalized park and transportation issues in 2002.

DISCUSSION: The C.A.P. Basin Park contains 4 lighted and 6 unlighted soccer fields, plus playground, lighted basketball court, jogging path, ramadas, concession stand, maintenance facility and restrooms. The 4-lighted soccer fields are located in the recessed basin area to help reduce the apparent height of poles. Field lighting contains

the state-of-the-art light fixtures with high-containment shielding to reduce glare and visibility from surrounding properties. The lighted fields contain 18, 80-foot-tall light dark colored poles with shielded fixtures conforming to Community Services Department standards. Light levels will be reduced to under 0.3-foot candles at the edge of the surrounding streets. Field lighting is on automatic timers and will turn off by 11:00 PM. A lighted basketball court is located on the north edge of the basin, south of Princess Drive and contains 6, 25 ft. tall full cut-off fixtures. All parking lot, pathway and area lighting is fully shielded, and directed downward.

A new 25 ft. wide by 125 ft. long, pedestrian bridge will be built over Princess Drive, which will be reconstructed as a 4 lane divided street and recessed approximately 17 feet through the site. The pre-fabricated muted green, steel truss pedestrian bridge will connect the north and south sides of the park and will also accommodate automobile traffic during the Phoenix Open. The bridge is supported by concrete abutments with stone clad columns. Pathways with railings lead pedestrians to the bridge and prevent directly crossing of Perimeter Dr. Perimeter sidewalks surround the park and an 8-foot-wide pedestrian/jogging path encircles the basin and northern fields. The park path system connects with adjacent streets, fields, parking lots, and other park amenities.

A combination concession stand, office, restrooms and maintenance facility is located on the side slope of the basin along the west side of the lighted fields. The two level facility contains brown, integrally colored split face CMU block walls with lead-coat, standing seam metal, triangular roof with black steel beams and stone veneer columns. Black-green finished omega-style railing surrounds the field observation deck. A second restroom building is also located north of Princess Dr. and contains similar materials and colors as the concession building. Ramadas are located near the playground and contain triangular metal roof and stone-finished columns.

The landscape plan contains Mesquite, Palo Verde, Mulga, Chaste (Monk's Pepper) and Date Palm trees in addition to other shrubs. Turf is provided on and between soccer fields, and east of the lighted basketball court. Trees and shrub are locations to permit onsite parking during the Phoenix Open. Buffered setbacks and screening areas are provided adjacent to the Stonebrook subdivision, along the north of the site.

KEY ISSUES: The Park contains 4 lighted and 6 unlighted soccer fields. Princess Dr. will be recessed through the site and a pedestrian bridge will cross over the street to connect the north and south sides. Screening and buffered setbacks are provided adjacent to the Stonebrook subdivision and other sides of the park.

RELATED CASES:

- The land was annexed from the County as Residential (R1-35) in 1983.
- Case 11-Z-86 rezoned the site to R-3 as part of a larger 1,292-acre area between Scottsdale Road and Pima Road in 1986.
- Case 2-UP-2003 gave Municipal Use Master Site Plan approval to the case in Aug. 25, 2003.

Al Ward
Project Coordination Manager
480-312-7067

ATTACHMENTS:

- #1-Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-Up
- #3-Zoning Map
- #4-Site Plan
- #5-Master Plan & Section Views
- #6-Park Perspective & Section Views
- #7-Pedestrian Bridge (2 pgs)
- #8-Landscaping Plan (3 pgs)
- #9-Event Parking Plan
- #10-Elevations & Perspective (3 pgs)
- #11-Floor Plans
- #12-Lighting Plans (16 pgs)
- A-Stipulations/Ordinance Requirements

Please Note: The Staff Report for 61-DR-2003, with all the attachments, can be found on the Case Fact Sheet located at:

<http://www.scottsdaleaz.gov/projects/ProjectsInProcess/>